



AGENDA

BOARD OF DIRECTORS

Christopher H. Lewis, Chair

Paul Desrochers, Vice Chair

Rafael Munoz

Doug Paul

Hector Reyes

Christopher Rooney

Salvador Salas, Jr.

OFFICERS

David R. Garcia, CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Eric C. Crockett, Secretary

REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)

Thursday, March 13, 2008, 6:00 p.m.

COUNCIL CHAMBERS
276 FOURTH AVENUE
CHULA VISTA, CA 91910

CALL TO ORDER

ROLL CALL

Directors Desrochers, Lewis, Munoz, Paul, Reyes, Rooney, Salas

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

PRESENTATION

INFORMATION UPDATE ON THE SOUTHWEST
COMMUNITY STRENGTHENING STRATEGIES

CONSENT CALENDAR

(Item 1)

The CVRC will enact the Consent Calendar staff recommendations by one motion, without discussion, unless a CVRC Director, a member of the public, or City staff requests that an item be removed for discussion. If you wish to speak on one of these items, please fill out a "Request to Speak" form (available in the lobby) and submit it to the City Clerk prior to the meeting. Items pulled from the Consent Calendar will be discussed immediately following the Consent Calendar.

1. APPROVAL OF MINUTES

Staff Recommendation:

That the CVRC approve the minutes of January 24, 2008.

PUBLIC COMMENTS

Persons speaking during Public Comments may address the CVRC on any subject matter within the CVRC's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the CVRC from taking action on any issue not included on the agenda, but, if appropriate, the CVRC may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

ACTION ITEMS

The item(s) listed in this section of the agenda will be considered individually by the CVRC, and is/are expected to elicit discussion and deliberation. If you wish to speak on any item, please fill out a "Request to Speak" form (available in the lobby) and submit it to the City Clerk prior to the meeting.

2. EXCLUSIVE NEGOTIATING AGREEMENT WITH GALAXY COMMERCIAL HOLDING, LLC FOR THE NORTHWEST CORNER OF F STREET & WOODLAWN AVENUE (707 F STREET)

Staff is recommending that the CVRC enter into a new Exclusive Negotiating Agreement ("ENA") with Galaxy Commercial Holding, LLC ("Galaxy") for the former City corporation yard ("Corp Yard") located at 707 F Street, adjacent to the E Street Trolley Station. The CVRC and Galaxy have an existing ENA (executed November 8, 2007) for two motel sites located immediately north of the Corp Yard on the southwest corner of E Street and Woodlawn Avenue ("E & Woodlawn ENA"). Galaxy has an interest in those motel properties through a 300-day Purchase and Sale Agreement (entered into on August 15, 2007).

Staff Recommendation:

That the CVRC adopt the following resolution:

RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH GALAXY COMMERCIAL HOLDING, LLC FOR PROPERTY LOCATED AT 707 F STREET IN THE CITY OF CHULA VISTA

3. 2008 TAX ALLOCATION REFUNDING BONDS

On January 22, 2008, a resolution of the Redevelopment Agency of the City of Chula Vista was approved declaring the intent to refund the 2000 Tax Allocation Bonds (TAB). On January 24, 2008, the CFO provided the financing plan for the proposed 2000 TAB refunding. At that time the Directors were advised that a request for recommending authorization to the Redevelopment Agency Board would be forthcoming if it was deemed financially feasible to refund the TABs.

Staff Recommendation:

That the CVRC adopt the following resolution:

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THE ISSUANCE BY THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA OF NOT TO EXCEED \$24 MILLION PRINCIPAL AMOUNT 2008 TAX ALLOCATION REFUNDING BONDS FOR THE MERGED REDEVELOPMENT PROJECT

4. CHIEF EXECUTIVE OFFICER'S REPORTS

5. **CHAIRMAN'S REPORTS**

6. **DIRECTORS' COMMENTS**

ADJOURNMENT

The **Chula Vista Redevelopment Corporation** will adjourn to their regularly scheduled meeting on April 10, 2008 at 6:00 p.m. The meeting of March 27, 2008 has been cancelled.

**In compliance with the
AMERICANS WITH DISABILITIES ACT**

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.